

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for **Tuesday, November 10, 2015 at 5:30 p.m.** in the Council Caucus Room, City Hall at 280 Grove St., 2<sup>nd</sup> floor, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business: **THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE**
8. Review and discussion of 2016 Planning Board Agenda. Formal action may be taken.
9. Case: P15-085 Minor Site Plan - Interim Banner  
Applicant: Marbella Tower UR South, LLC  
Attorney: Ivan Baron  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 401 Washington Boulevard  
Block: 11603 Lot: 45.01  
Zone: Harsimus Cove Station Redevelopment Plan  
Description: One Temporary Banner
10. Case: P09-005.1 Amended Preliminary and Final Major Site Plan with Deviations  
Applicant: 837 Jersey Avenue LLC  
Attorney: George Garcia  
Review Planner: Jeff Wenger  
Address: 837 Jersey Avenue  
Block: 6006 Lot: 2  
Zone: Jersey Avenue Park Redevelopment Plan  
Description: Alterations to site plan, minor facade changes.  
Deviations: Signage.  
**Carried to December 1, 2015 regular meeting.**
11. Case: P15-064 Preliminary and Final Major Site Plan with Deviations  
Applicant: One Journal Square Tower North Urban Renewal Company LLC  
One Journal Square Tower South Urban Renewal Company LLC  
One Journal Square Partners Urban Renewal Company LLC  
One Journal Square Condominium Association Inc.  
Attorney: Eugene Paolino  
Review Planner: Jeff Wenger  
Address: 10 Journal Square  
Block: 9501 Lot: 23  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Construction of a 56 story mixed use tower with 744 residential units, 121,640sf of retail space, 117,840sf of office space, 388 parking spaces, and improvements to the Journal Square Plaza.  
Deviation: Maximum tower length, parking space size, parking entrance location, minimum retail depth.
12. Review and discussion of Ocean Avenue South Study Report Declaring Area as an Area in Need of Rehabilitation. Formal action may be taken.
13. Review and discussion of Ocean Avenue South Redevelopment Plan. Formal action may be taken.
14. Review and discussion of amendments to the Morris Canal Redevelopment Plan regarding TOD-N zone district. Formal action may be taken.
15. Review and discussion of amendments to the Bates Street Redevelopment Plan to add uses, alter bonus provisions, and other general updates. Formal action may be taken.

16. Case: P15-086 Preliminary and Final Major Site Plan with Deviations  
Applicant: 360 9 Street, LLC  
Attorney: Charles Harrington, III, Esq.  
Review Planner: Matt Ward  
Address: 364 9th Street NKA 225 Brunswick St. & 360 9th St.  
Block: 6902 Lot: 29, C0002 & C0003  
Zone: Ninth and Brunswick Redevelopment Plan  
Description: Construction of Phase 2 and Phase 3 of a 7-story mixed use development to include 79 dwelling units; nearly 40,000 SF of other permitted uses; valet parking for a final tally of 245 cars; 3 loading spaces on a private road and publicly accessible open space. Phase 1 was previously approved and is under construction.  
Deviations: Front yard setback and lot coverage.
17. Case: P15-006.1 Amended Final Site Plan with deviation  
Applicant: Journal Square Lofts Urban Renewal, LLC  
Attorney: James McCann  
Review Planner: Jeff Wenger  
Address: 2851-53 Kennedy Blvd.  
Block: 10601 Lot: 49  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Renovation of existing mostly vacant 6 story building into 40 residential units and existing ground floor retail  
Deviation: Required outdoor recreation area.
18. Case: P15-070 Preliminary and Final Major Site Plan with Deviations  
Applicant: 96-110 Tonnelle Avenue Realty Group  
Attorney: Charles Harrington  
Review Planner: Jeff Wenger  
Address: 96-110 Tonnelle Avenue  
Block: 9405 Lot: 11 and 12  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Construction of 8 story building with 130 residential units, 6,575sf of retail space, and 10 parking spaces.  
Deviation: Maximum Building Height, Minimum rear yard and rear building setback.
19. Case: P15-076 Preliminary and Final Major Site Plan  
Applicant: Parkwood Development LLC  
Attorney: Charles Harrington  
Review Planner: Jeff Wenger  
Address: 321-331 Warren Street  
Block: 13002 Lot: 13, 17, 18, 20, 21  
Zone: Powerhouse Arts District Redevelopment Plan  
Description: Construction of new 18 story mixed use building with 180 residential units, 2400sf of retail, 14,000sf of art related spaces, and 18 parking spaces.
20. Memorialization of Resolutions
21. Executive Session, as needed, to discuss litigation, personnel or other matters
22. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD